

**MINUTES  
PLANNING COMMISSION  
NOVEMBER 7, 2019  
LAKEWOOD CITY HALL  
7:00 P.M.  
AUDITORIUM**

The meeting was called to order at 7:00 p.m.

**1. Roll Call**

Members Present

Kyle Baker, Vice Chair  
Nathan Kelly  
Kyle Krewson  
Lou McMahon, Chair  
Monica Rossiter

Others Present

Katelyn Milius, Planner, P&D, Secretary  
Bryce Sylvester, Director of Planning and Development  
Jennifer Swallow, Executive Assistant Law Director  
Mark Papke, City Engineer

A motion was made by Mr. Kelly, seconded by Mr. Baker to **EXCUSE** the absence of Ms. Rossiter.

**2. Approve the Minutes of the October 3, 2019 meeting**

A motion was made by Mr. McMahon, seconded by Mr. Baker to **APPROVE** the October 3, 2019 meeting minutes. Mr. Baker, Mr. Krewson, Mr. McMahon voting yea, and Nate Kelly voting to abstain, the motion passed.

**3. Opening Remarks**

Administrative staff ("staff") read the Opening Remarks into record.

**OLD BUSINESS  
CONDITIONAL USE**

**4. Docket No. 08-20-19  
13430 Madison Avenue  
Alliant Treatment Center**

Ada and John Nworie, Alliant, applicants request to change the use of a property from a funeral home services to a residential treatment facility for substance abusers, pursuant to section 1129.02 - principal and conditional permitted uses. Property is in a C2, Commercial and Retail district. (Page )

The applicants withdrew their application. No further action was required from the commission members ("commission")

**NEW BUSINESS  
LOT SPLIT**

**5. Docket No. 11-29-19  
12600/12508 Berea Road  
NSC Lakewood LLC**

Jim Jakubus, Pogoda Management Co., applicant requests lot consolidation of PPN 315-24-006, PPN 315-24-007, and PPN 315-14-008, pursuant to section 1155.06 – procedures for lot consolidations and resubdivisions. Property is in an I, Industrial district. (Page 6)

Jim Jakubus, Pogoda Management Co., applicant was present to explain the request. Staff the proposal would bring the properties into compliance more with the Industrial district, and that the applicant had resubmitted, and the comments were minor. There were no comments from the commission. Public comment was closed as no one addressed the item.

A motion was made by Mr. Krewson, seconded by Mr. Kelly to **APPROVE** the request with the following condition(s):

- The City approves the final plat.

All the members voting yea, the motion passed.

## **PLANNED DEVELOPMENT**

### **6. Docket No. 11-30-19**

**14503 Madison Avenue**

**St. Clement Church**

Dru Siley, Liberty Development Co., applicant requests the preliminary approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district. (Page 10)

Staff provided a brief overview of the Planned Development Zoning Code. Dru Siley, Liberty Development Co., applicant was present to explain the request. Staff spoke about the buffers, setbacks, landscaping, surrounding homes, building heights, building lines, and offered recommendations. Public comment was taken.

#### Concerns/questions:

Happy the project was happening.

Concerned about setback.

- Shown setbacks are for the lot, not a unit.

Concerned about height of structures.

Lack of parking spaces for church and bicycling events at store, Spin.

- Parking was being increased and would be shared with the church and Spin. The applicant has communicated with the Spin business owner.

Oak tree straddling two properties.

- Health of the tree would be evaluated, and the developer would work with the property owner.

Increased traffic and flow.

- The units would have two ingress/egresses: Marlowe and Lincoln Avenues.

Concerned the townhomes will not sell.

- The units will sell quickly. The Real Estate market is very strong.

Property values and taxes.

Project will not fit in the neighborhood.

Damage to existing structures during deconstruction and construction.

- There will be noise during construction, but conflicts are not expected. The site will be contained with fencing.

What will be the hours of operation?

- The city has strict guidelines of 8:00 A.M. to 9:00 P.M., Monday through Saturday.
- The applicant stated that contractors do not stay after 6:00 P.M. for the developer's jobs.

What is the expected timeframe for the project?

- Twelve to sixteen months from beginning to completion.

What about the buffer between the proposed development and neighboring property?

- The developer will work with the adjoining property owner.



The commission asked about the roofline and roof style, usable rooftop space, step the setback closer to 20 feet for better integration with the neighborhood, reconfiguration of the units would allow more parking, stormwater control.

A motion was made by Mr. Kelly, seconded by Mr. Baker to **APPROVE** the preliminary approval. All the members voting yea, the motion passed.

## **COMMUNICATION**

### **7. Docket No. 11-31-19**

**12650 Detroit Avenue**

**Outdoor Dining During Light Up Lakewood 2019**

The City of Lakewood requests an exception to the Outdoor Dining Regulations in order to permit establishments with outdoor dining facilities within the event footprint to be open during Light Up Lakewood on December 7, 2019:

Chapter 1161.03 (t) (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas.

(Page 17)

Staff explained the reasoning for the request. There were no comments or concern from commission or the public.

A motion was made by Mr. McMahon, seconded by Mr. Baker to **APPROVE** the communication. All the members voting yea, the motion passed.

### **8. Docket No. 11-32-19**

**12650 Detroit Avenue**

**Resiliency Task Force**

Alex Harnocz, Planner, City of Lakewood will provide an update from the Resiliency Task Force on the status of their public engagement efforts and progress toward a proposed update to the *Community Vision Master Plan*. (Page 18)

Mr. Harnocz was present to explain the processes leading to the updates (presentation made part of record). The commission comments were to focus on vacant office space, diversity of land use to attract the work force, redline the changes, live/work spaces, protect our Rocky River along with Lake Erie, use an active voice, etc.

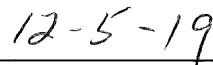
A motion was made by Mr. Kelly, seconded by Mr. McMahon to **RECEIVE AND FILE** the communication. All the members voting yea, the motion passed.

---

Mr. Papke announced the City received funding for the Detroit/Sloane Avenues area for improvements from Rocky River Reservation to Graber Drive. There will be multiple public meetings.

A motion was made by Mr. McMahon, seconded by Mr. Baker to **ADJOURN** the meeting at 8:29 P.M. All the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. JIM JAKUBUS
2. Dru Siky
3. Imad El Hajjar
4. Ken Grammer
5. Stephane Rize
6. Jillian El Hajjar
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

SIGN NAME:

[Signature]

[Signature]

[Signature]

[Signature]

Jillian El Hajjar

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, November 7, 2019

## Johanna Schwarz

---

**From:** Katelyn Milius  
**Sent:** Monday, November 18, 2019 8:42 AM  
**To:** Johanna Schwarz  
**Subject:** FW: St. Clements development meeting Thursday, Nov. 7th

---

**From:** Planning Dept <Planning@lakewoodoh.net>  
**Sent:** Monday, November 4, 2019 3:47 PM  
**To:** Katelyn Milius <Katelyn.Milius@lakewoodoh.net>  
**Subject:** FW: St. Clements development meeting Thursday, Nov. 7th

---

**From:** Stephanie Kluk <stephphoto@hotmail.com>  
**Sent:** Monday, November 4, 2019 2:54 PM  
**To:** Planning Dept <Planning@lakewoodoh.net>; Stephanie Kluk <stephphoto@hotmail.com>  
**Subject:** St. Clements development meeting Thursday, Nov. 7th

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning Committee,

I am a resident of Lakewood and live in a single family home directly across from St. Clements parking lot. I only learned about the town home developments about a month ago. I was given an initial design layout by someone at the church. I contacted Dru directly and voiced some of my concerns. He mentioned that I would have the opportunity to view the updated plans at this coming meeting. However when I read the letter it sounded as if he was presenting and the committee was deciding at that time whether to approve the project.

I have many concerns about the project. I have owned my home for 10 years. I understand that things change and I am ok with that. I am nervous however of a few things:

- 1) Other residents and myself found out about this project so closely to when the project is to start.
- 2) The cost of the town homes will be sold at more than twice the value of my home. What will that do to the value of my home, taxes and future growth of the area?
- 3) 16 units means a minimum of 16 new residents directly on the corner of our street. How will traffic be managed and parking?
- 4) A huge concern for me is the look of the town homes and their distance from the street. Will they be all together as one big row or will there be breaks between clusters so that light comes through. Will the facades

be like those on Detroit Ave near W117th that are either outdated in a few years or falling apart? Will the homes be really close to the street, making it feel like a wall is put up right in front of my house?

Overall what is the value of these town homes to the community? Will they fit with the feel of the family friendly street and neighborhood? What happens if they don't sell? Will they become rental property? What are the long term benefits or negatives that come with putting town homes in this specific location?

Thank you for your time reading this. I will be in attendance at the meeting but want to emphasize that I really would like the community to see the updated plans and have time to review and ask more questions before the committee makes its final decision.

Best,  
Stephanie Kluk  
2028 Marlowe Ave.  
216.659.6925  
[stephphoto@hotmail.com](mailto:stephphoto@hotmail.com)

## **Johanna Schwarz**

---

**From:** Julie Kline <juliekline@howardhanna.com>  
**Sent:** Thursday, November 7, 2019 2:36 PM  
**To:** Planning Dept  
**Subject:** St. Clement Church Development Concerns

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I own the home directly behind the St. Clement's parking lot & school at 2041 Marlowe Ave. While I am concerned about the plans to develop the area, I feel like voicing my option at tonight's meeting will not have any impact on the decision for this to move forward, since the initial talks apparently began a year and a half ago.

I am very concerned that my 102 year old home may be damaged during the construction process as I know of a home owner who currently lives across from the Lakewood Hospital site, and they have experience cracking in their walls and windows, as well as broken light fixtures. If my home is damaged during the construction, how do I prove this, and who will be held responsible?

I am also concerned about my property line. There is a retaining wall currently between my home and the parking lot. What is going to happen with this? There are some very large trees that create a natural barrier there, and I would prefer not to lose them.

I have been a resident of Lakewood since 1993. When I bought my home in 2008, two of the main reasons I bought my home were the natural tree barrier between the home and the parking lot, and the fact that I was next to a church. I never in a million years would have expected that some day I would be living behind a set of 3 story townhomes. Needless to say, I am not happy about this.

I also work from home most of the week and am concerned about the constant construction noise. How long is this project projected to take and what are the projected hours of operation? My husband works a lot of late nights, as he is the general manager of the Lakewood Barrio, and I am concerned he won't be able to sleep through the noise either.

I love Lakewood and my home, and planned on living here for many years, but now I am afraid I may have to look for a home elsewhere.

Sincerely,

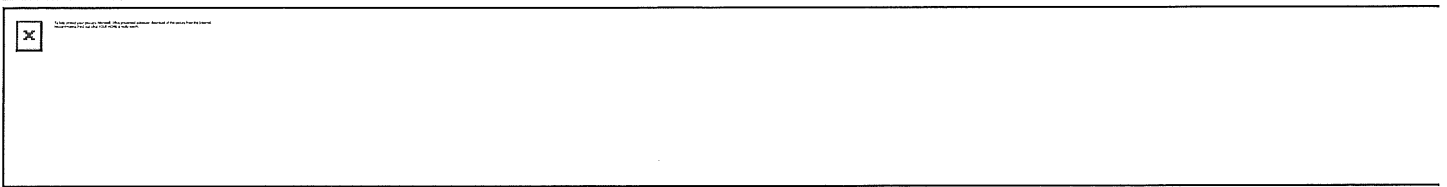
**Julie Kline**

**Howard Hanna, Realtor**  
**Cleveland City Office**  
1903 W. 25th St.  
Cleveland, OH 44113  
216.696.4800 - office

216.789.0112 - call or text  
juliecline@howardhanna.com

## Home Happens Here.

*THE TERMS CONTAINED IN THIS EMAIL SHALL NOT BE DEEMED AN OFFER, COUNTER OFFER OR ACCEPTANCE OF AN OFFER UNTIL ALL PARTIES HAVE EXECUTED ALL CONTRACTS AND ADDENDA IN WRITING.*



The information contained in this transmission including any attached documentation is privileged and confidential. It is intended only for use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of the communication is strictly prohibited. If you have received this communication in error, please notify Howard Hanna by replying to this email. Please delete all copies of this message and all attachments. All properties herein are subject to change in sales terms, prior sale, or withdrawal without prior notice; Howard Hanna is not responsible for changes in sale, availability or for any errors in information presented. Howard Hanna Real Estate Services (412) 967-9000.

## UPDATE FOR PLANNING COMMISSION

Thursday November 7, 2019



## CITY OF LAKEWOOD RESILIENCY TASK FORCE

### 7.2 PLANNING COMMISSION

(e) General Plan. The planning commission shall make and adopt a general plan for the development and improvement of the city, and for any area outside of the city that, in the judgment of the commission, bears relation to the planning of the city. No general plan or portions or amendments of the plan shall be adopted by the commission until after a public hearing. The general plan established or amended from time to time by ordinance shall constitute the official plan of the city.



## Planning Commission

- **December 7, 2017**
  - Introduced
- **August 1, 2019**
  - Task Force process review
- **November 7, 2019**
  - Introduction of deliverables
- **December 5, 2019**
  - Final deliverables presented



UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Community Vision Update (2012)

### 8 Community Meetings

- Kickoff – What do we love, worry about, and hope for the future of Lakewood?
- 6 Focus Areas
- Final – Categorized Key Objectives, informed Staff-drafted plan

Planning Commission Approval  
City Council Resolution

Total Reach: Approximately 130 People

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Affirming the Community Vision

**COMMERCIAL DEVELOPMENT**

**HOUSING**

**COMMUNITY WELLNESS**

[www.Vision.OneLakewood.com](http://www.Vision.OneLakewood.com)

**SAFETY**

**MOBILITY**

**EDUCATION & CULTURE**

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## A “Living Document” Including Resiliency for 2020 and beyond

In December 2017 we identified the following deliverables for the Task Force:

- Framework containing strategies and priorities
- Roadmap for implementing projects
- Budget guidance and cost comparison
- Update / addendum / refresh of *Community Vision*

In December 2019 we will deliver:

- Final *Community Vision* Recommendations from Citizen-led Task Force
- “Action Guide” of recommended programs and policies
- Prototype Online Dashboard to Replace “Where are we Now”

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE



## Public Outreach & Meetings

- 16 Task Force Meetings, to Date
  - Open to the Public, and most had resident visitors
- Surveys
  - Survey #1 - 287 Responses
  - Survey #2 - 151 Responses, to date
- Public Engagement Workshop, September 10, 6 unaffiliated citizens
- Film Screening Engagement, October 22, 50+ participants



UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Proposed Edits/Themes

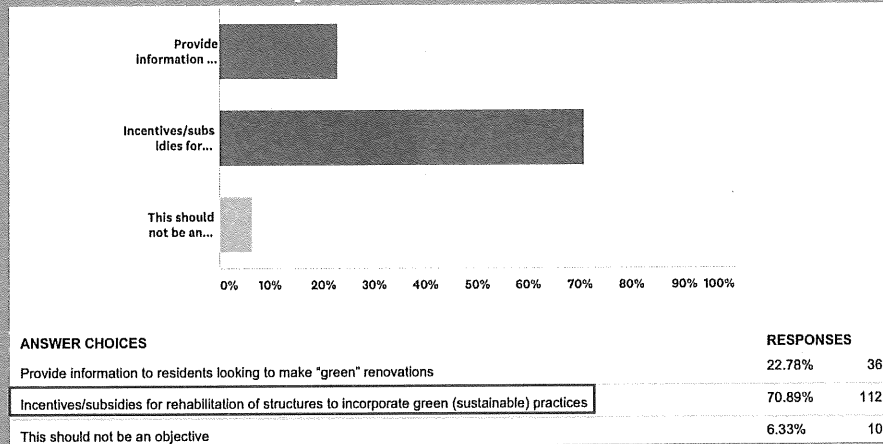
Themes not covered in the current Vision that are critical to Lakewood in 2020 and beyond:

- Sustainability
- Equity
- Technology

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Specific Content Updates

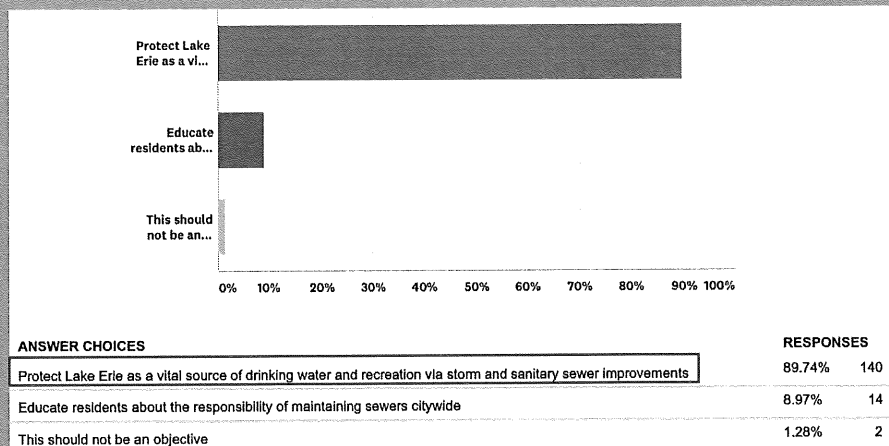


Theme: Commitment to sustainability

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Specific Content Updates

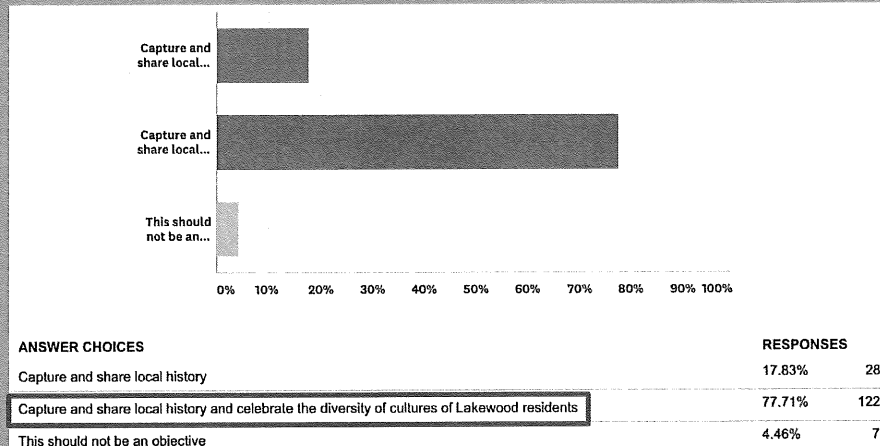


Theme: Commitment to resource protection

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Specific Content Update Examples

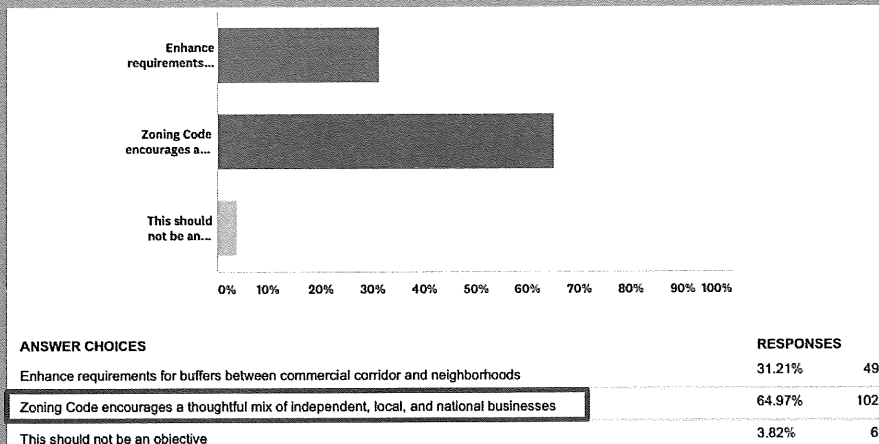


Theme: Builds in equity and inclusion

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Specific Content Update Examples



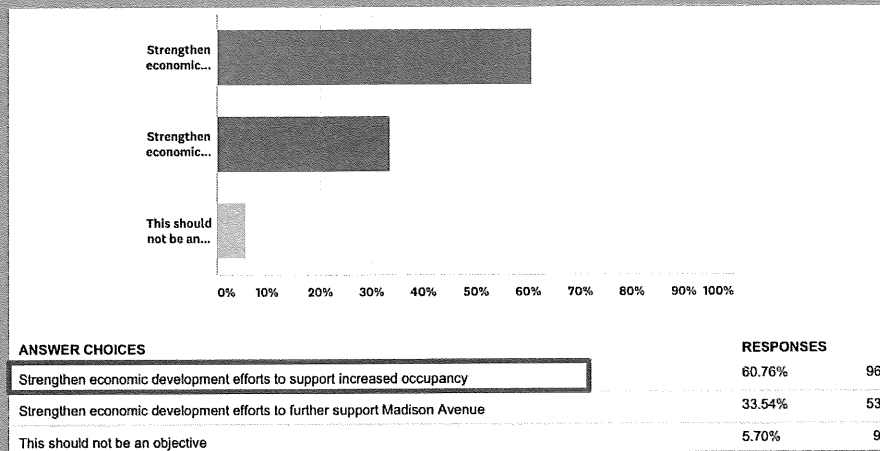
Theme: Update to current best practices

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE



## Specific Content Update Examples

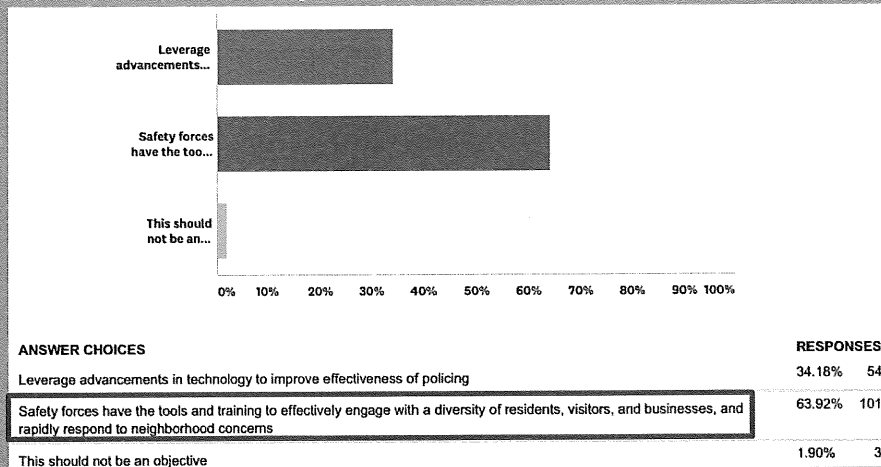


Theme: Update based on past successes

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Specific Content Update Examples



Theme: Reflect how technology is changing City processes

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Next Meeting

*You are invited:*

*November 19<sup>th</sup> 6:30-8:30PM in the East Conference Room  
to finalize the Task Force's recommendations*



UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## Process Ahead

**December:**

- Vote to adopt the proposed changes to the Vision
- Receive and file “Action Guide”

**Council Resolution**

RESOLUTION NO. 8654-13

BY:

A RESOLUTION to concur with the Lakewood Planning Commission in the adoption of the updated Lakewood Community Vision.

WHEREAS, ARTICLE XII SECTION 3 Powers and Duties of the Planning Commission of the SECOND AMENDED CHARTER OF THE CITY OF LAKEWOOD states that it shall be the function and duty of the Planning Commission to make and adopt a general plan for the development and improvement of the City, and

WHEREAS, ARTICLE XII SECTION 3 of the SECOND AMENDED CHARTER OF THE CITY OF LAKEWOOD further states that the Commission shall also make plans and proposals for specific improvements and projects which it deems desirable for the City, and

WHEREAS, in July 1993 the Lakewood Community Vision was accepted as the General Plan for the City of Lakewood and

WHEREAS, as a result of more than 17 community workshops with participation from 130 residents a working draft of a Community Vision update has been submitted by the Planning Commission for the City, and

WHEREAS, on April 4, 2013, the Planning Commission reviewed, modified and voted to submit with recommendation for adoption a final draft of an updated Community Vision; a copy of said document was published in the 4/15/13 Council Docket and remains on file in the Clerk of Council Office; now, therefore

BE IT RESOLVED BY THE CITY OF LAKEWOOD STATE OF OHIO:

Section 1. That City Council concurs with the Planning Commission in the adoption of the updated Community Vision.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council and that all such deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE

## QUESTIONS AND DISCUSSION

UPDATE FOR PLANNING COMMISSION  
THURSDAY, NOVEMBER 7, 2019

CITY OF LAKEWOOD  
RESILIENCY TASK FORCE



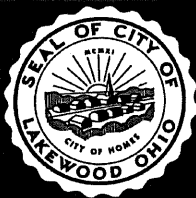


**Planning Commission**  
November 7, 2019

## **AGENDA**

1. Alliant Treatment Center- Application Withdrawn
2. NSC Lakewood Lot Consolidation
3. St. Clement Planned Development
4. Light-up Lakewood Outdoor Dining Exception
5. Communication from Resiliency Task Force

**Planning Commission**  
November 7, 2019



Docket No. 11-29-19  
12600/12508 Berea Road

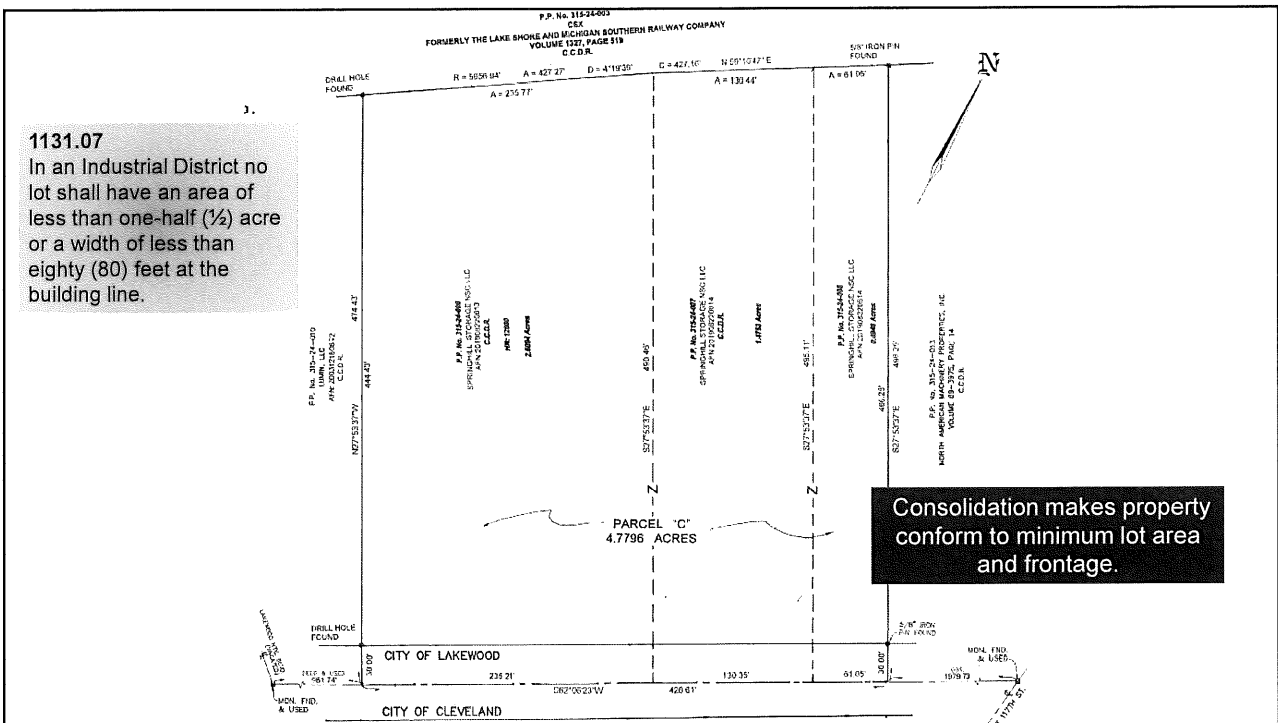
## **NSC LAKEWOOD LLC LOT CONSOLIDATION**

### **Request**

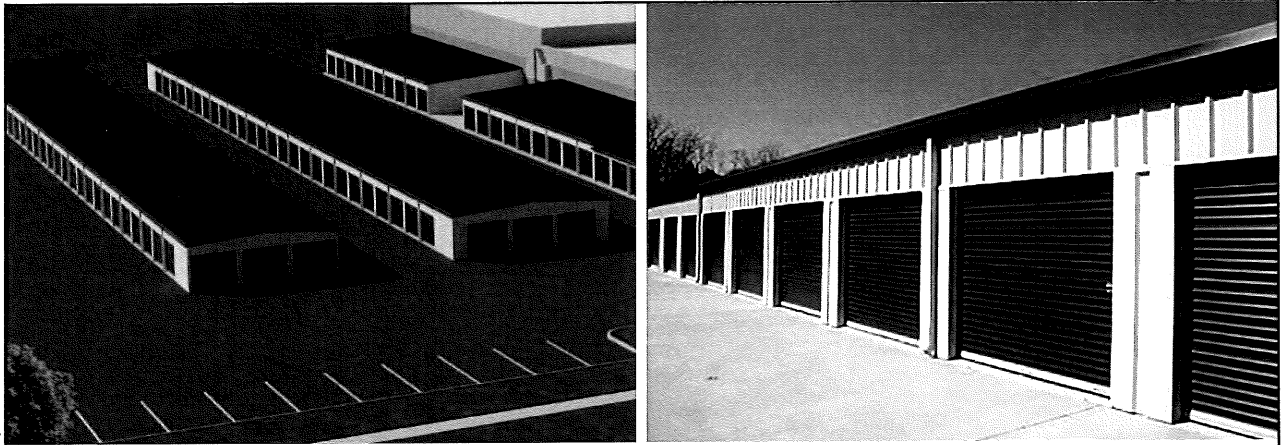
The review and approval of a lot consolidation of PPN 315-24-006, PPN 315-24-007, and PPN 315-14-008, pursuant to section 1155.06 – procedures for lot consolidations and resubdivisions. Property is in an I, Industrial district.

12600/12508 Berea Road  
Lot Consolidation









ABR Approved with Conditions on 10/10





## Request

The review and approval of a lot consolidation of PPN 315-24-006, PPN 315-24-007, and PPN 315-14-008, pursuant to section 1155.06 – procedures for lot consolidations and resubdivisions. Property is in an I, Industrial district.

Condition on City's final plat approval.

12600/12508 Berea Road  
Lot Consolidation



Docket No. 11-30-19  
14503 Madison Avenue

## **ST. CLEMENT PLANNED DEVELOPMENT PRELIMINARY REVIEW**

### **Request**

The review and preliminary approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district.

14503 Madison Avenue  
Planned Development

## **Planned Development Approval Process**

1. Introduction to City Council- *Referred to Planning Commission 10/21*
2. **Planning Commission reviews plan for preliminary approval**
3. Architectural Board of Review begins review of site plan and elevations
4. Planning Commission approves final development
5. Architectural Board of Review approves site plan, elevations and materials
6. City Council approves Planned Development zoning

14503 Madison Avenue  
Planned Development

## **Preliminary Plan Approval**

### **1156.04(c)**

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

### **1156.03**

Prescribes items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation*

14503 Madison Avenue  
Planned Development

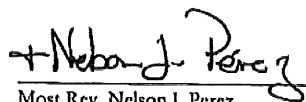


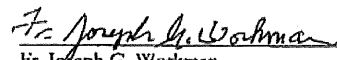
**RE:** 14503 Madison Avenue  
Application for Planned Development and Design for a portion of St. Clement Campus  
Owner's Authorization

To Whom it May Concern:

The undersigned, representing both the legal owner (the Bishop of the Catholic Diocese of Cleveland as trustee for St. Clement Parish) and the beneficial owner (St. Clement Parish) of Permanent Parcel Number 314-19-008, 314-19-009, 314-19-010, 314-19-045, 314-19-046, 314-19-047, 314-19-048, 314-19-049 and 314-19-005 have granted Liberty Development Company permission to make application to the Planning Commission and Architectural Board of Review for the proposed residential redevelopment of these parcels.

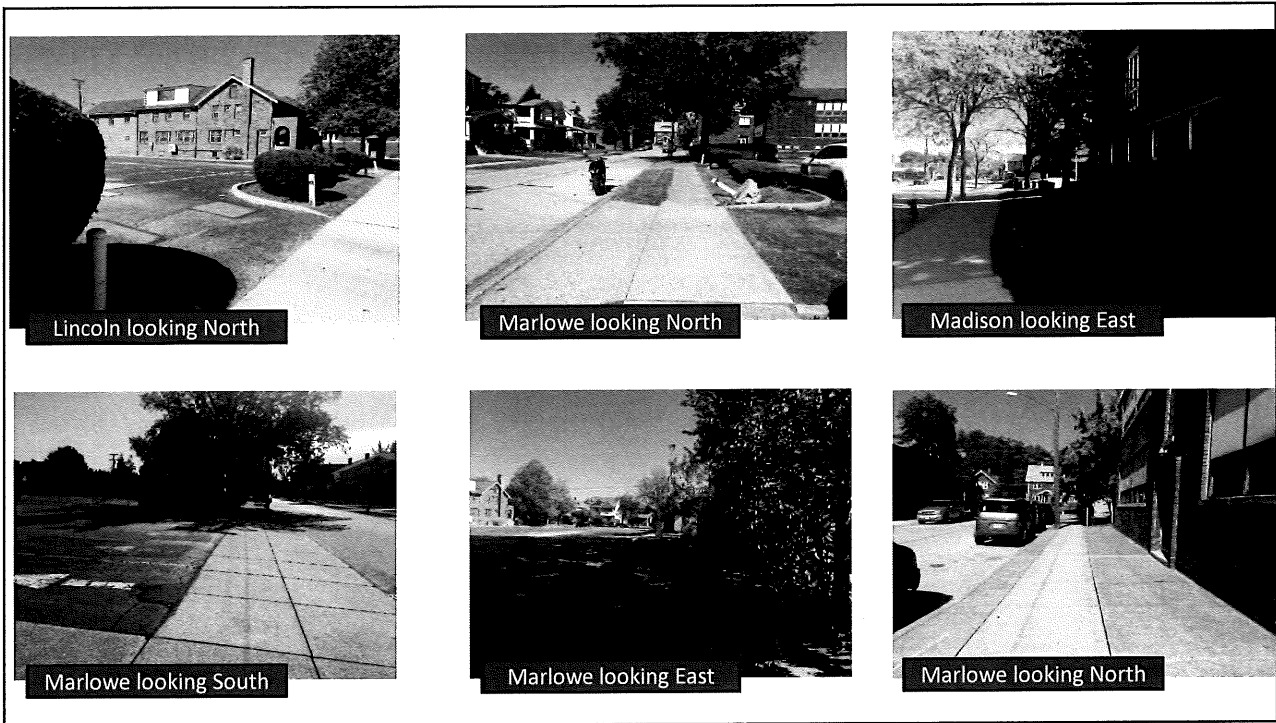
Sincerely,

  
Most Rev. Nelson J. Perez  
Bishop of the Catholic Diocese of Cleveland

  
Fr. Joseph G. Workman  
Pastor of St. Clement Parish

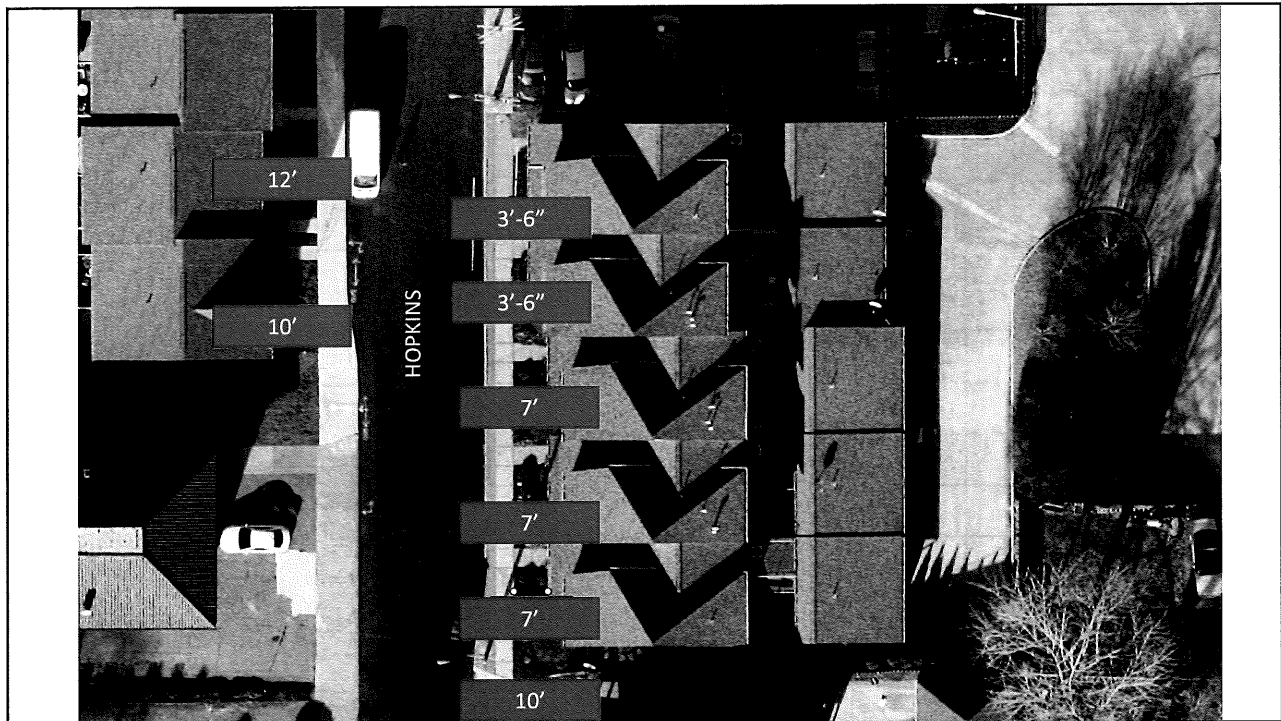






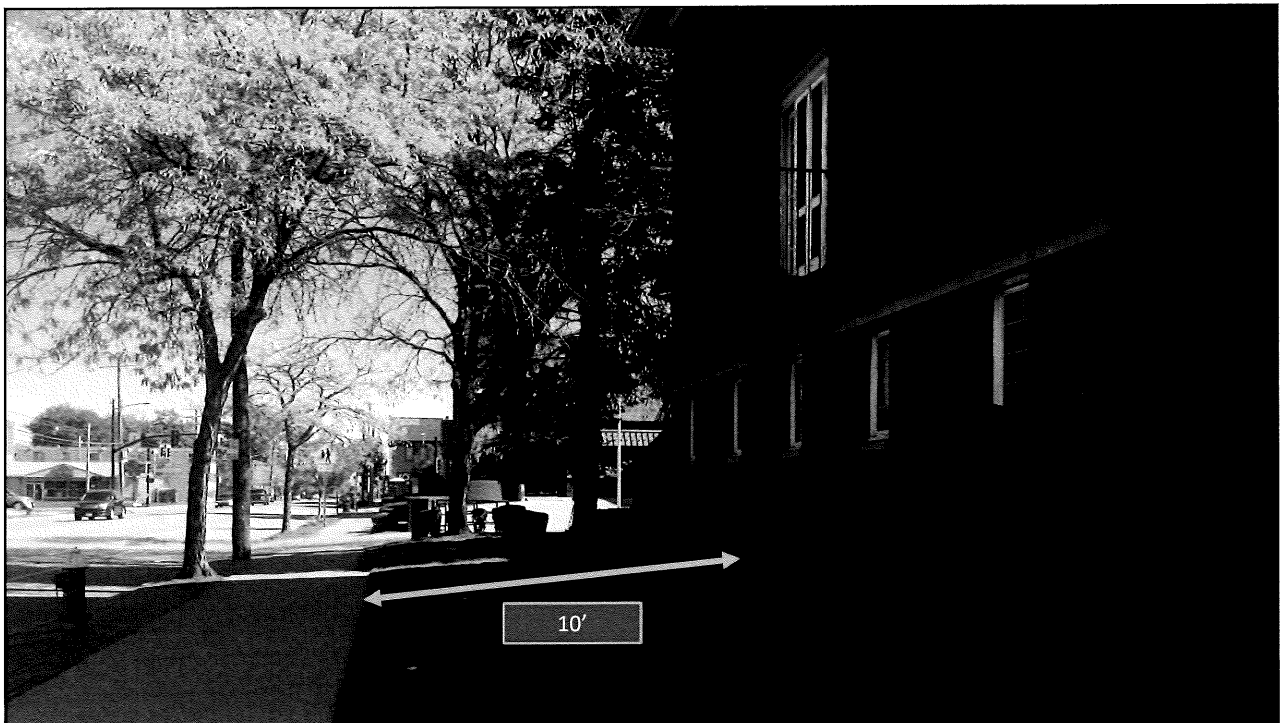


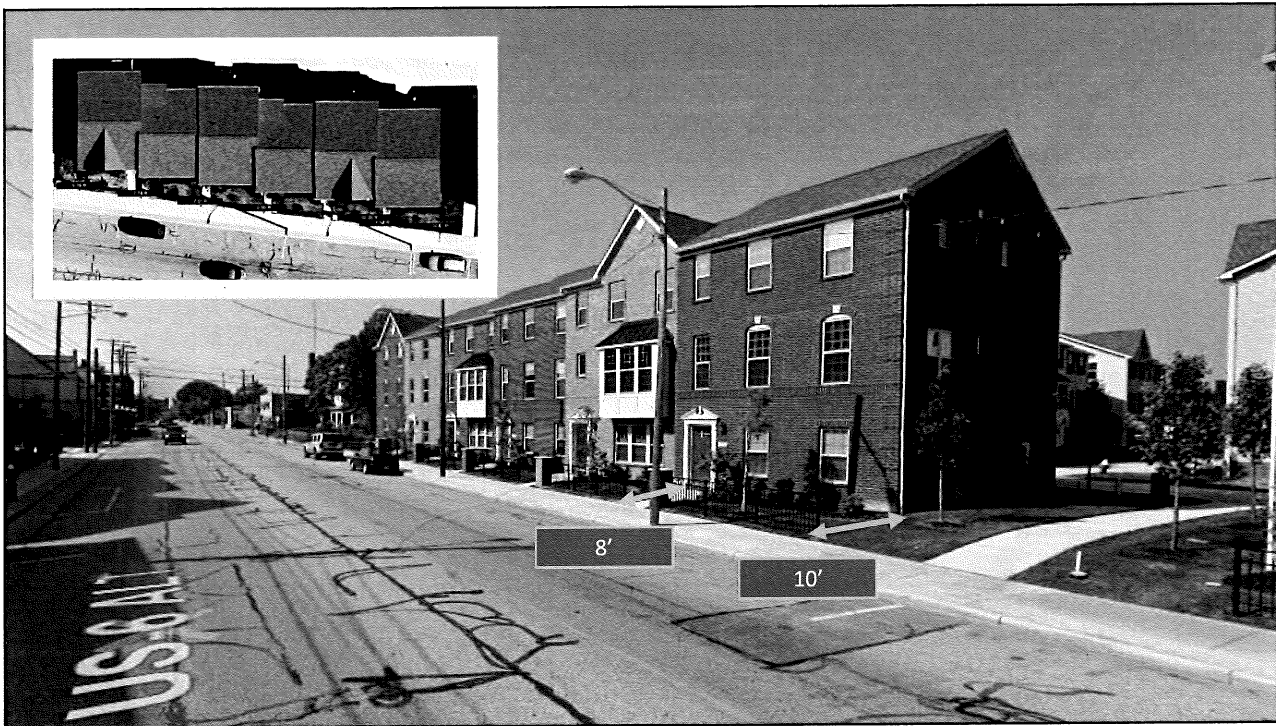












### St. Clement Townhomes Planned Development Zoning Summary

Maximum Density 16 units

Setbacks	Front	Side	Rear
Units 1-4	Bldg. Line Map	10 feet	NA
Units 5-15	10 feet	10 feet spacing between bldgs	32 feet
Unit 16	10 feet	18 feet to property line of adjacent existing home	32 feet

Unit Height 36 feet to the highest point of the roof

Landscape Buffer Minimum 10 feet along the east and south property lines

Parking 2 garage spots per unit and 1 additional guest spot provided on site

Fencing & Accessory structures shall follow the underlying R-2 zone district requirements or may be approved by the Commission as a revision to the final approved PD when appropriate.



### **Recommendations to incorporate into the Final PD Plan**

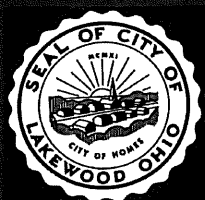
- Increase front setback of units 1-4 to at least 10-feet.
- Step back the front yard setback for the southern units on Marlowe to better integrate into the neighborhood.
- Prepare an innovative landscaping plan.

14503 Madison Avenue  
Planned Development

### **Request**

The review and preliminary approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district.

14503 Madison Avenue  
Planned Development



Docket No. 11-31-19

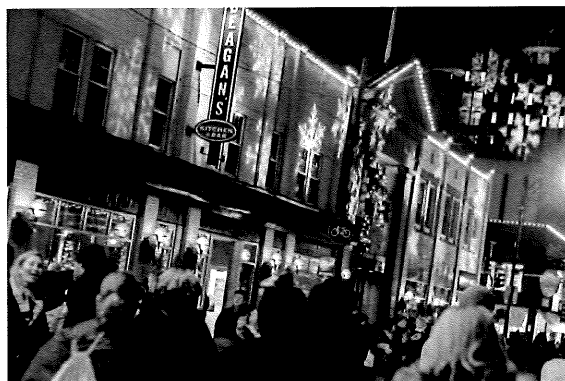
## OUTDOOR DINING DURING LIGHT UP LAKEWOOD 2019

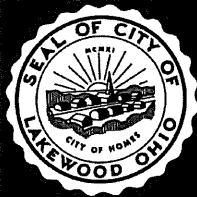
### Request

The review and approval of an exception to the Outdoor Dining Regulations in order to permit establishments with outdoor dining facilities within the event footprint to be open during Light Up Lakewood on December 7, 2019:

#### Chapter 1161.03 (t)

(14) An Outdoor/Seasonal Dining Facility shall operate ... only between the months of April through and inclusive of October.



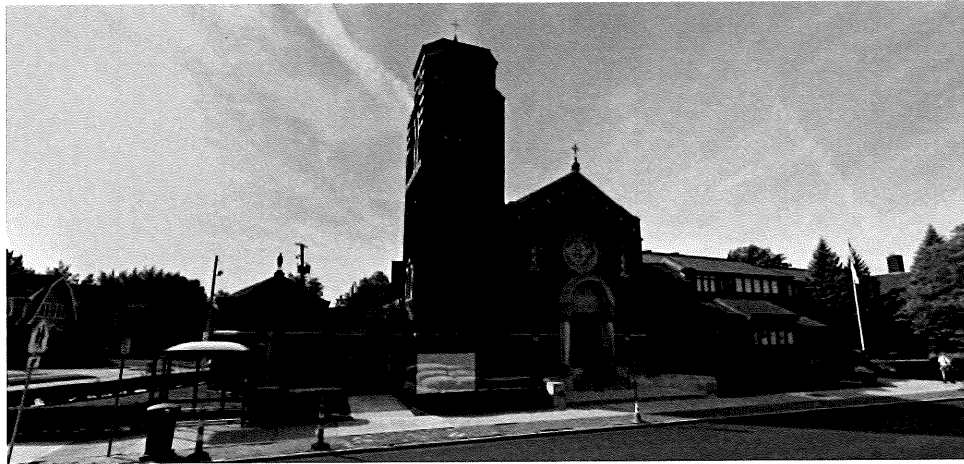


Docket No. 11-32-19

## COMMUNICATION FROM RESILIENCY TASK FORCE

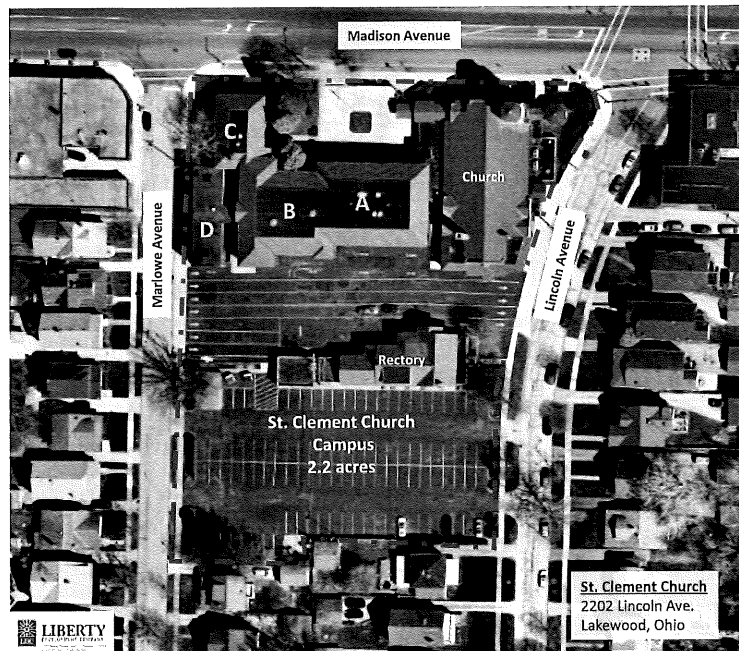


Planning Commission  
November 7, 2019



**LIBERTY**  
DEVELOPMENT COMPANY

St. Clement Church Site Concept  
14503 Madison Avenue  
Planning Commission  
November 7<sup>th</sup>, 2019



- A. Original School 1924
- B. School Addition 1927
- C. Convent 1948
- D. Jr. High Addition 1956

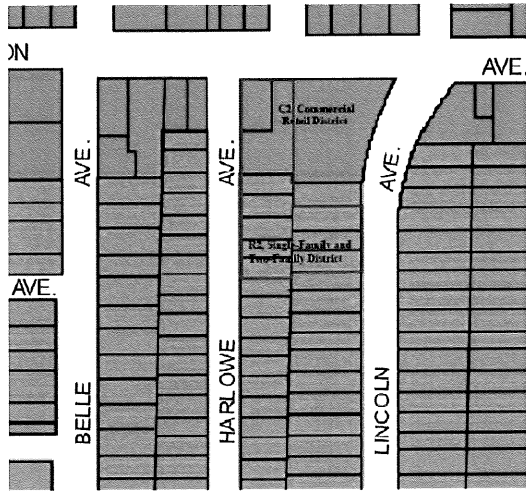


**LIBERTY**  
DEVELOPMENT COMPANY



**LIBERTY**  
DEVELOPMENT COMPANY

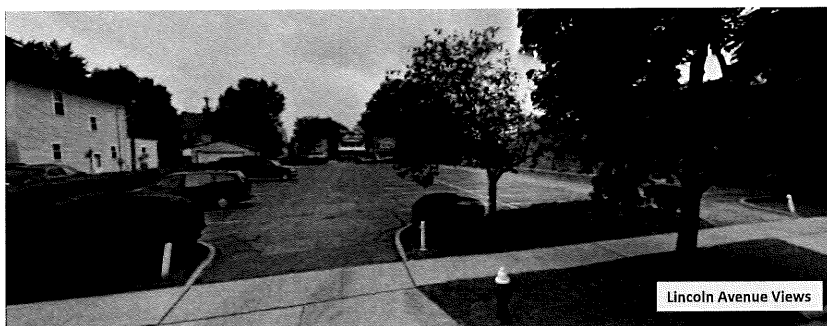
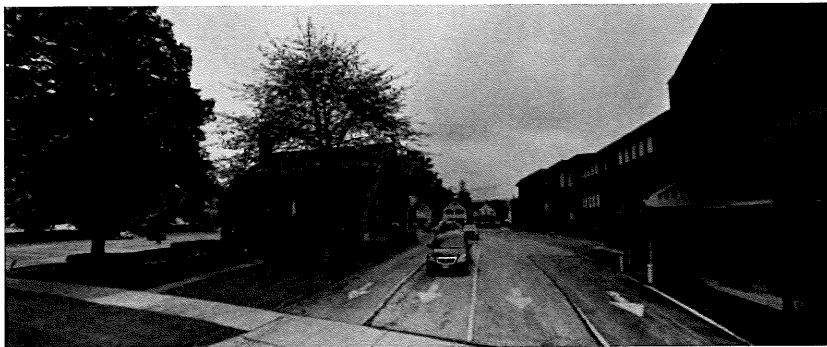
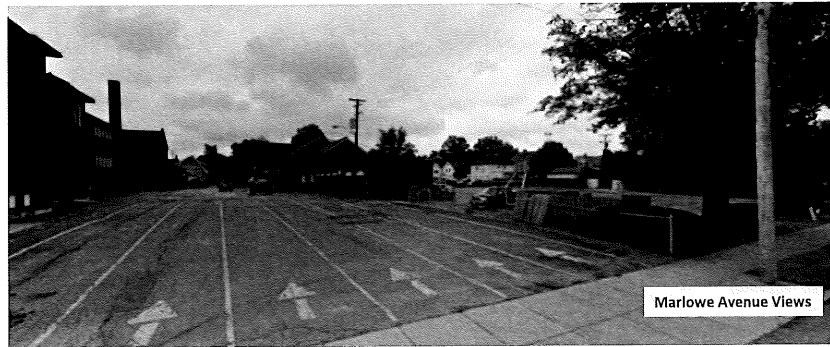
# ZONING MAP

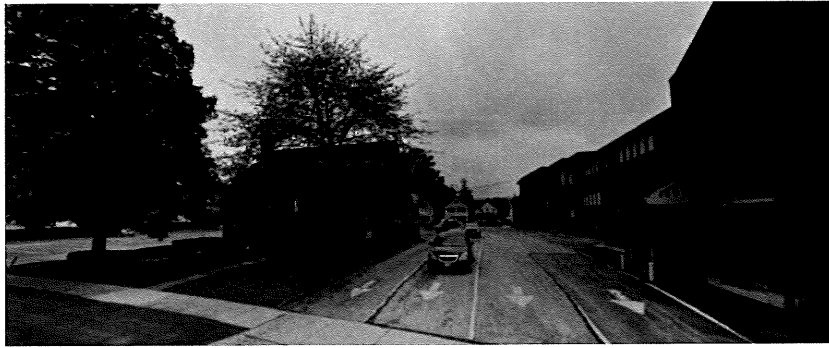


- A Commercially zoned parcels
- B Residentially zoned parcel but can be used for commercial parking
- C Residentially zoned parcels

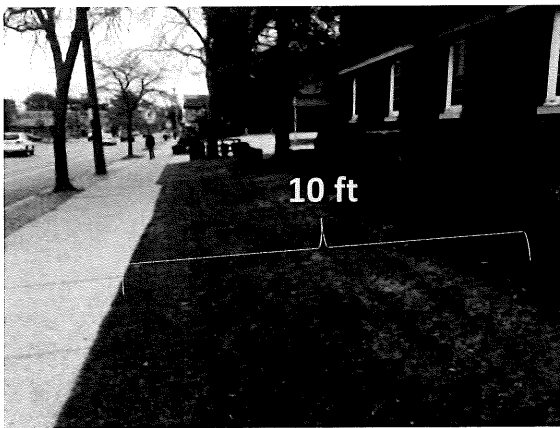










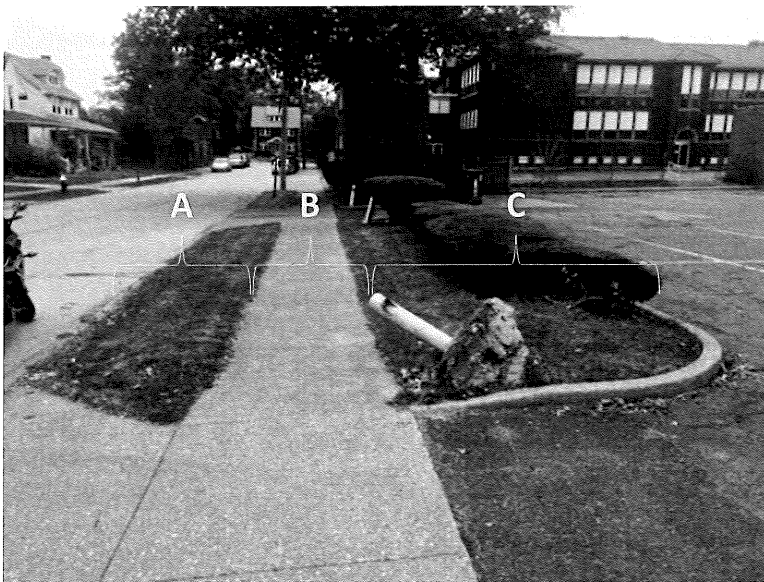




A = 5 ft. Tree Lawn

B= 5 ft. sidewalk

C = 17-20 ft. front yard

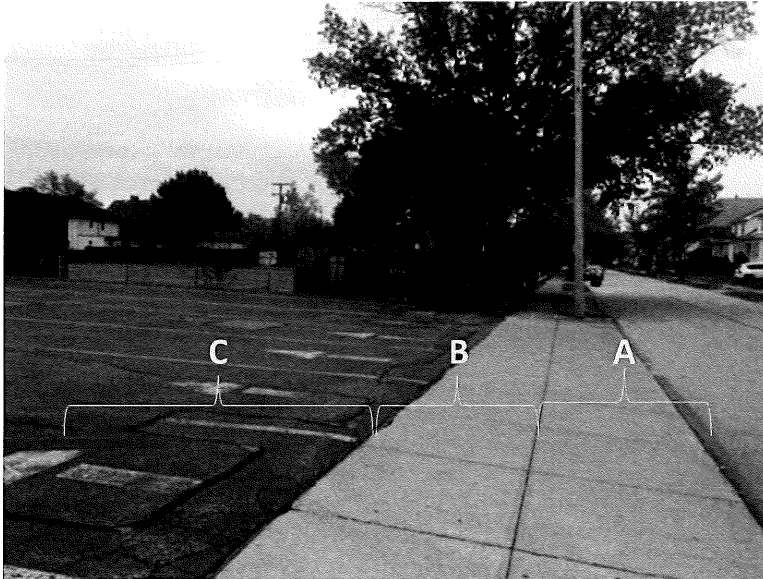


A = 5 ft. Tree Lawn

B= 5 ft. sidewalk

C = 10 ft front yard





A = 5 ft. Tree Lawn

B= 5 ft. sidewalk

C = 10 ft front yard



## St. Clement Townhomes Planned Development Zoning Summary

Maximum Density	16 units		
Setbacks	Front	Side	Rear
Units 1-4	Bldg. Line Map	10 feet	NA
Units 5-15	10 feet	10 feet spacing between bldgs	32 feet
Unit 16	10 feet	18 feet to property line of adjacent existing home	32 feet

Unit Height	36 feet to the highest point of the roof
Landscape Buffer	Minimum 10 feet along the east and south property lines
Parking	2 garage spots per unit and 1 additional guest spot provided on site
Fencing & Accessory structures shall follow the underlying R-2 zone district requirements or may be approved by the Commission as a revision to the final approved PD when appropriate.	



